

PLANNING & DEVELOPMENT SERVICES DIVISION
PRELIMINARY PLAT REPORT

PC SUB 08-001

DATE: March 18, 2008

MEETING DATE: March 25, 2008

REPORT BY: Elaine Averitt

REQUEST:

A request from Pete Reznick for Preliminary Plat approval of the University Terrace Unit 2, a subdivision consisting of twenty (20) single-family lots on 10.55 acres located at 4015 South Holland Road in the R1, Residential Zoning District.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission forward the preliminary plat to the City Council with a recommendation for approval subject to the conditions as listed in the Development Review Board Minutes of February 28, 2008.

PRESENT LAND USE:

Vacant, forested land.

PROPOSED LAND USE:

University Terrace Unit 2 subdivision, a twenty (20) lot, single-family subdivision on 10.55 acres.

NEIGHBORHOOD DEVELOPMENT:

North: University Highlands Unit 3 subdivision, single-family residential uses; R-1-E District;

South: Undeveloped; R1 District;

East: University Terrace subdivision, single-family residential uses; R1 District;

West: Mountain Dell county subdivision; residential uses; AR District.

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the proposed preliminary plat meets the requirements of the City of Flagstaff *Land Development Code (LDC)* and City of Flagstaff *Engineering Design and Construction Standards and Specifications*.

STAFF REVIEW:

Introduction

Location

The site is situated west of 89A, south of the University Highlands subdivision and east of the Mountain Dell county subdivision. The subject property slopes generally from north to south, dropping approximately 60 feet in elevation down to the Sinclair Wash floodplain at the southern boundary. The elevation ranges from 6,960

feet to 6,900 feet above sea level. Vegetation is heavily forested with Ponderosa Pine trees, distributed fairly evenly throughout the 10.55-acre site.

Lot sizes range from a minimum of 8,053 square feet to a maximum of 37,567 square feet. Zoning allows a minimum lot size of 7,000 square feet. The plat dedicates a .47-acre tract of land to the City as rural floodplain with no disturbances allowed. Two tracts totaling 2.5 acres are to be dedicated to the home owners association as open space and detention basin facilities. Five narrow tracts abutting University Terrace Unit 1 lots are to be retained by the owner/developer for possible combination with lots 15 and 20 to 23 Unit 1, following platting, and are perpetual resource protection easements.

Previous Approvals

On January 29, 1998, the Final Plat of University Terrace was recorded which included thirty (30) single-family lots and Tracts A and B on 25.7 acres. Tract B, the subject property being considered and consisting of 10.55 acres, was identified for future development and limited to a maximum of twenty (20) dwelling units. In addition, future development of this tract shall comply with the City Land Development Code.

In late 1996, during public hearings for the University Terrace tentative plat, there was considerable discussion about the pros and cons of requiring a second access through Mountain Dell. The benefits included having an emergency access; however, prohibitive constraints included problems with crossing a floodplain and steep slopes, as well as the unimproved condition of the county roads. In addition, University Heights neighbors expressed opposition to the idea of a street connection between University Heights and Mountain Dell. Therefore, the resulting decision was Holland Drive approved as the sole access for University Terrace coupled with the Fire Department's condition limiting total build-out to fifty (50) units or less.

Current Proposal

In respect to the current proposal for the final twenty (20) units, the Fire Department will allow the extension of Holland Drive without a secondary access, with the condition that fire sprinklers must be installed in each residence. Please note, the Engineering Standards typically require a second access when a road is longer than 1200 feet; however, due to the constraints referenced above and the 1996 City Council decision not to require a second access, the Engineering Division, therefore, has waived the requirement.

Access to the property is available from Holland Drive which is an improved and dedicated City street. The Development Review Board approved a preliminary plat on February 28, 2008.

Flagstaff Area Regional Land Use and Transportation Plan

The site is designated as Low Density Residential in the *Regional Land Use and Transportation Plan*. This land use category is intended for predominately single-family, detached residential development with densities of up to 5 dwelling units per acre. The proposal of 1.9 units per acre conforms to the Low Density Residential land use designation.

Zoning Requirements

The property within University Terrace Unit 2 is zoned R1, Residential District. Base site area and site capacity calculations have been performed. The proposed development of twenty (20) units for the site is within the density yield allowed by the *Land Development Code* (LDC). The R1 zoning district permits a minimum lot area of 7,000 square feet. The proposed lots comply with this minimum requirement.

Natural Resources and Site Capacity Analysis

Site capacity calculations are required for the R1 zoned property. The designers have provided calculations of existing resources on the property to be disturbed and retained. In this case, the LDC requires that 50% of the forest resources and 100% of the rural floodplain be retained. Furthermore, the LDC requires 70% of the 17-24.9% and 80% of the 25% and over qualifying slopes to be retained in the R1 district. This subdivision contains forest, rural floodplain, and both slope resources. The following table shows total resources with protection results. The calculations revealed resources will be protected at or above the minimum resource protection thresholds within the R1 District.

RESOURCE PROTECTION LAND IN THE R1 DISTRICT
UNIVERSITY TERRACE UNIT 2

RESOURCE	TOTAL ACRES	REQUIRED PROTECTION LEVEL & ACRES	PROTECTED LEVEL & PROTECTED ACRES
Forest	7.97	50% 3.98	51% 4.07
Slope 17-24.9%	0.10	70% 0.07	*70% 0.07
Slope 25% and greater	1.79	80% 1.43	80% 1.43
Rural Floodplain	0.46	100% 0.46	100% 0.46

*Note that the developer credited 0.014 acres of excess slope from the 25% and greater slopes to meet minimum thresholds for slopes of 17-24.9%.

Bulk Standards

The lots within University Terrace Unit 2 comply with the detached, single-family performance and property development standards of the R1 district.

Design Review

The project complies with Level 1, Design Review Guidelines which are applicable to this project. Forest and slope resource areas protected in the southern end of the project will connect to floodplain, detention, and open space areas. An internal walkway will connect pedestrians to the existing University Terrace development. Lastly, the Flagstaff Urban Trail System (FUTS) trail continues through the property and provides connectivity to the trail system.

Landscaping

The Land Development Code requires the exterior boundaries of the subdivision to comply with the landscape bufferyard standards. Required opacities are noted on the plat. Existing Ponderosa Pine trees will be used and credited to meet the requirements. Street trees are required to be installed per City of Flagstaff's Engineering Standards and will be reviewed for compliance when the civil plans are submitted.

SYSTEMS ANALYSIS:

Access and Traffic

P.F.S. Traffic Engineering prepared the original traffic impact statement for the University Terrace subdivision based upon the anticipated fifty (50) maximum dwelling units. The traffic impact statement was accepted by the City's Traffic Engineer. The traffic impact statement stated the proposed subdivision is estimated to generate approximately 419 daily trips, with a net AM/PM peak hour generation of approximately thirty-two (32) additional trips to the existing AM peak hour and approximately forty-two (42) additional trips to the existing PM peak hour. A new traffic impact statement was not required for University Terrace Unit 2.

As noted earlier, access to the subdivision is available from Holland Drive, an improved, dedicated City street which connects to Coy Drive, then to University Drive South. No additional vehicle access to the subdivision is proposed, nor is additional access required by the City's Development Review Board per the City code requirements and the conditions that the development is limited to twenty (20) units or less and fire sprinklers are installed in each residence.

Holland Drive currently terminates at a cul-de-sac on the west end of University Terrace Unit 1. The proposed extension of Holland Drive will extend through the end of the existing cul-de-sac between Lots 14 and 15. The proposed street will be a 27-foot public cross-section with vertical curb and gutter. The extended road will then terminate into a new cul-de-sac. Also, near the entrance to University Terrace Unit 2, there will be a narrower sidewalk transitioning to a 5-foot sidewalk on the north, and an 8-foot FUTS trail on the south. The typical roadway section will include a 5-foot parkway and 5-foot sidewalk on both sides of the street, except as noted at Unit 2's entry. Lastly, the existing Holland Drive cul-de-sac is proposed to be modified by building an at-grade, circular planter approximately 25 feet in diameter with a mountable curb which will serve as a traffic calming device through the cul-de-sac.

Utilities

A new Public Water and Sewer Impact Analysis was prepared by the City of Flagstaff in September 2007.

Water and Sewer

The proposed development is located within the City's urban service boundary and is serviced by Zone B water pressure system. The proposed water mains will be public. Currently there is an 8" PVC water main in Holland Road that may serve this development. The applicant is responsible for extension of an 8" diameter water main into and through the site. The developer has shown and is required to provide a 16-foot, public utility easement which will allow future expansion of the waterline by others to service future development in the area. Results of the analysis demonstrated that adequate water supply and pressure exist for peak demand and fire flow.

The sewer mains will also be public. The applicant is required to extend an 8" sewer line into the subdivision. The closest sewer line is an existing 8" diameter main located in Alisa Way which may be used by the proposed development. The proposed sewer extension is located within a new, 16' wide, public utility easement running between Unit 2's lots 16 and 17 along the eastern border of the site. The remainder of the on-site sewer system will be located under the new, interior street and within the public right-of-way. The impact analysis shows adequate capacity of the existing collection system to convey the existing and proposed flow rates as well as maintain the required, less-than 70 percent full pipe capacity.

Stormwater

The preliminary drainage report has been accepted by the City's Stormwater Manager. The applicant proposes Tracts "A" and "D" of the subject property to be dedicated for collecting and detaining stormwater run-off from the subdivision. In addition, the applicant proposes a thirty (30) foot wide drainage easement running near the rear property lines of Lots 8 through 14. A berm will be built within this easement to direct run-off into the Tract "D" detention area. As noted earlier, the plat dedicates a .47-acre tract of land to the City as rural floodplain.

Open Space

The 1996 University Terrace Unit 1 approval provided a 30-foot wide FUTS easement from an existing trail that parallels the Sinclair Wash. The easement runs northwest from the wash to Holland Drive. At this point, the easement is integrated within the street section in the form of a 10-foot sidewalk. This sidewalk continues to Tract "B" now known as Unit 2. The Development Review Board has approved an alternative alignment of the FUTS easement through Unit 2 that ends at the northwest corner of the subdivision. The developer has agreed to install a split-rail fence along the west line of Lot 2 and the east line of Lot 8 to maintain an open feel where the FUTS trail runs between the two lots.

At an unknown future date, the FUTS trail is planned to continue beyond this corner of the subdivision, based upon the City Council discussion in 1996 which stated, "County staff incorporated a condition within an abandonment request from Mr. Thatcher that dedicates a 15-foot wide FUTS easement across Mr. Thatcher's property from the above-mentioned northwest corner, to abut the DeMiguel Elementary School property. This pedestrian connection, if approved through the county island will provide students within the area direct access to the school on a dedicated pedestrian system."

DISCUSSION:

In respect to Development Review Board conditions of approval (attached), the applicant has addressed most of the conditions with the current submittal to the Planning and Zoning Commission. Several conditions relating to design of the detention facilities will not be reviewed until construction plans are submitted. Staff has requested that the detention basins be designed to look natural in character and that the FUTS trail through Tract A is aligned to avoid right-angle turns. The preliminary plat shows the detention areas as rectangular, but these areas will be redesigned after additional detailed drainage studies determine how large the detention areas need to be. Also, the proposed circular planter in the cul-de-sac will be re-designed to accommodate a 45-foot fire truck and the design will be finalized with construction plans. The Fire Department will require a Fire Code Modification Form confirming the use of sprinkler systems in residences as an alternative to a second access.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission forward the Preliminary Plat to the City Council with a recommendation for approval subject to the Development Review Board Minutes of February 28, 2008.

ATTACHMENTS:

- Preliminary Plat Application and Plan Set
- Location Map
- DRB Minutes of February 28, 2008
- Final Plat of University Terrace (11x17"), recorded January 29, 1998; for reference only